

067.A

0004

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

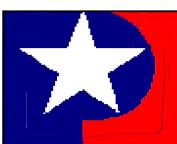
623,900 / 623,900

USE VALUE:

623,900 / 623,900

ASSESSED:

623,900 / 623,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		JOYCE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ARENELLA RICHARD C	
Owner 2:	
Owner 3:	
Street 1: 34 JOYCE ROAD	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Stucco Exterior and 1238 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6634	Sq. Ft.	Site			0	70.	0.93	12									433,313						433,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6634.000	190,600		433,300	623,900		128908
							GIS Ref
							GIS Ref
							Insp Date
							10/12/18

PREVIOUS ASSESSMENT								Parcel ID	067.A-0004-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	190,600	0	6,634.	433,300	623,900		Year end	12/23/2021
2021	101	FV	184,100	0	6,634.	433,300	617,400		Year End Roll	12/10/2020
2020	101	FV	184,200	0	6,634.	433,300	617,500	617,500	Year End Roll	12/18/2019
2019	101	FV	161,600	0	6,634.	402,400	564,000	564,000	Year End Roll	1/3/2019
2018	101	FV	161,600	0	6,634.	402,400	564,000	564,000	Year End Roll	12/20/2017
2017	101	FV	161,600	0	6,634.	352,800	514,400	514,400	Year End Roll	1/3/2017
2016	101	FV	161,600	0	6,634.	321,900	483,500	483,500	Year End	1/4/2016
2015	101	FV	151,500	0	6,634.	284,700	436,200	436,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
HINCKLEY NANCY/	29535-368		12/17/1998			200,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/28/1993 216 Siding 2,766												V/SIDING TO DORMER											

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	NO KIT CABINETS. TERMITE PROBLEMS IN BMT FLR JOISTS & BEAMS.. HST BDROOM=NO CLOSET.															
(Liv) Units: 1	Total: 1	A Bath:	Rating:																
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 6 - Stucco		1/2 Bath: 1	Rating: Average																
Sec Wall: 4 - Vinyl 25 %		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix:	Rating:																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Fair	1st Res Grid Desc: Line 1 # Units 1															
Color: WHITE		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L				
View / Desir:		Fpl: 1	Rating: Average	Other															
GENERAL INFORMATION		WSFlue:	Rating:	Upper															
Grade: C - Average		Lvl 2																	
Year Blt: 1950		Eff Yr Blt:		Lvl 1															
Alt LUC:		Alt %:		Lower															
Jurisdct:		Fact: .		Totals				RMS: 5	BRs: 3	Baths: 1	HB: 1								
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: AV - Average		31. %		Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 1 - Drywall		Functional:		%		Interior:		1	5	3	M								
Sec Int Wall:		Economic: O - Other		10. %		Additions:													
Partition: T - Typical		Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood		Override:		%		Baths:													
Sec Floors:		Total:		37.9 %		Plumbing:													
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 110.00		Electric:													
Subfloor:				Size Adj.: 1.35000002		Heating:													
Bsmnt Gar: 1				Const Adj.: 0.98990101		General:													
Electric: 3 - Typical				Adj \$ / SQ: 147.000		Totals		1	5	3									
Insulation: 2 - Typical				Other Features: 73250															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000															
Heat Type: 1 - Forced H/Air				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100				Adj Total: 306918															
Solar HW: NO	Central Vac: NO			Depreciation: 116322															
% Com Wal	% Sprinkled			Depreciated Total: 190596															
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 067.A-0004-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							